



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
P.O. Box 8044
Madison, Wisconsin 53708-8044
TDD #: (608) 264-8777

Jim Doyle, Governor
Jack L. Fischer, A.I.A., Secretary

Wisconsin Department of Commerce, Bureau of PECFA Bid Document

SECTION 1 - Scope of Work

The Bureau of PECFA is seeking competitive bids to perform remedial services for a petroleum release from a regulated petroleum product storage tank system. This bid is for a specified work scope. The site upon which bids are being solicited is:

Bid Round: 53
Comm #: 53538-1419-00-A
BRRTS #: 03-28-000557
Site Name: Wadman Property
Site Address: 100 Madison Avenue, Fort Atkinson, 53538
Site Manager: Wendell Wojner
Address: 3911 Fish Hatchery Rd
City, State Zip: Fitchburg, WI 53711-5367
Phone: 608-275-3297
e-mail: wendell.wojner@wisconsin.gov
Bid Manager: Ralph N. Smith
Address: P.O. Box 8044
City, State Zip: Madison, Wisconsin 53708-8044
Phone: (608) 261-6543
e-mail: ralph.smith@wisconsin.gov

| | |
|---|-----------------------------------|
| Bid-Start Date: | February 4, 2008 |
| Questions must be received by (See Section 2 (B)): | February 18, 2008, 4:00 PM |
| Responses will be posted by (See Section 2 (B)): | March 7, 2008 |
| Bid-End Date and Time: | March 21, 2008, 4:00 PM |

The case file, including report(s) and other pertinent information upon which bids are being sought, are available for review at the Site Manager's location listed above. Please contact the Site Manager for an appointment to review the file.

Copies of report(s) and other pertinent information are available for purchase at the location listed below. If pertinent information is not available, please contact the Site Manager.

Ivize-Madison, 1 E Main, Madison, WI 53703
Phone: (608) 663-1041 Fax: (608) 663-1045

SECTION 2 – Site-Specific Bid Requirements

General Comments

The site is a former retail gas station that operated between approximately 1930 and 1980. An unknown number of USTs were previously located at the site. A site investigation was begun in 1990. The stratigraphy across the investigated area consists of variable layers of silty clay, silty sand and clayey sand all with varying amounts of gravel. Bedrock was not encountered down to at least 32 feet below ground surface (bgs). The extent of soil contamination has been partially defined, and has been documented at borings MW-1, MW-2, SB-1 and SB-2. The static water table is generally present beneath the site at between 21 and 26 feet bgs, although a perched water table is reportedly present between 14 and 17 feet bgs. in wells MW-1, MW-2 and MW-5. The known groundwater contaminant plume is located in the area of wells MW-5, MW-8 and is likely present beneath the screened intervals of wells MW-1, MW-2, MW-5 and MW-8. Groundwater flow is variable but generally toward the south/southeast on site.

The site was placed in the Public Bid Round 39. Six soil borings were performed and twelve soil samples were analyzed. An additional monitoring well was placed, (MW-1A) and a piezometer, (PZ-8) was placed. Free product was collected and four rounds of groundwater monitoring was performed. A report was received in January 2007.

Minimum Remedial Requirements

1) Conduct hydraulic push probe investigation to help define the vertical and horizontal extent of soil and groundwater contamination. The borings should be installed in the following locations: 1) approximately 10 feet west of Mechanic Street and north of borings GB-2 and GB-3, 2) between monitoring well MW-4 and MW-1A. These locations are approximate and are subject to utility clearance. All borings should be installed to approximately 35 feet bgs. Continuous soil samples shall be collected at 2-foot intervals and field screened. Two analytical soil samples consisting of PVOCs and poly aromatic hydrocarbons (PAHs) shall be collected from each boring: one in the interval of the highest field screening results and one from within the water table smear zone at approximately 21 to 26 feet bgs. The borings should be extended to approximately 35 feet bgs to collect discrete groundwater grab samples from just below the water table. Groundwater samples should be analyzed for PVOCs and PAHs. Costs for obtaining right-of-way access and/or city permits and disposal of contaminated soil cuttings must be included in the bid.

2) One 2-inch diameter monitoring well and one 2-inch diameter piezometer shall be installed to further define the extent of groundwater contamination. The new monitoring well should be installed downgradient of monitoring well PZ-8. The piezometer should be placed as best as field conditions allow in a downgradient location to the south of monitoring well PZ-8. The new monitoring well and piezometer can be installed using a blind drilling option. If contaminated conditions are observed, then the borehole should be properly logged and the contingency costs should be submitted for the bid change order request. The depth of PZ-8 was 45 feet below ground surface and the new piezometer should approximate that depth. The new monitoring well should be drilled to 40 feet to approximate the depth of previously installed monitoring wells associated with the site.

The newly installed wells shall be surveyed to the national geodetic survey datum, per requirements of s. NR 141.065(2) Wisconsin Administrative Code. The wells shall be installed within 60 days of the date of this work scope being awarded to the lowest bidder. The construction documentation for the new wells must be included with the final report. The well installation and soil borings shall be installed in the presence of a trained soil scientist or engineer or geologist or hydrogeologist. Costs for obtaining right-of-way access and/or city permits and disposal of contaminated soil cuttings must be included in the bid.

3) Monitoring well MW-8 shall be located and a determination shall be made on its use as a monitoring well in the sampling schedule or if it needs to be properly abandoned according to NR 141 Wis. Adm. Code.

4) LNAPL Assessment Parameters

Submit one soil sample from the boring west of Mechanic Street from the water-table mixing zone for grain size (sieve) analysis (wet or dry), hydrometer testing and porosity. Submit one soil sample from the boring for the piezometer from the water-table mixing zone for grain size (sieve) analysis (wet or dry), hydrometer testing and porosity.

Collect and submit one sample of free product (LNAPL) for quantitative fluid analysis. Conduct laboratory analysis for density (gm/cc), viscosity (cp), and surface and interfacial tensions (dyne/cm) for air/water, air/LNAPL, and LNAPL/water.

Additional shipping and sample preparation/disposal costs may apply.

For LNAPL encountered in any monitoring well, measure the depth to, and thickness of (inches or feet) free product. Wells containing free product are to have free product removed during each quarterly monitoring event if they are included in the list of wells to be sampled. Groundwater samples should be collected from wells containing free product, if they are included in the list of wells to be sampled, and analyzed for PVOCs plus PAHs after product removal. Proper disposal of the collected free product is required at the completion of the monitoring events.

5) Groundwater monitoring shall be conducted for four consecutive quarters and shall follow the protocol of the following table:

| Wells | Sample Quarterly | Sample Semi-annually |
|---|-----------------------|----------------------|
| MW-1, MW-1A, MW-2, MW-4, MW-5, MW-8, PZ-8, Newly installed PZ and Newly installed monitoring well | VOCs* or PVOCs + PAHs | |
| MW-3, MW-6, MW-7 and MW-9 | | PVOCs + PAHs |

*VOCs should be sampled for the first round in the newly installed well and piezometer only, unless there are enforcement standard exceedances that require additional VOC sampling.

Only the first round of VOC analysis from the newly installed monitoring well and piezometer will be PECFA eligible. Bidders should submit costs for PVOc + PAHs analysis at the newly installed wells.

Groundwater samples shall be collected from all the designated monitoring wells, including wells with free product present. Groundwater elevations and checking for the presence of free product shall be completed at all site wells, including those not being analytically sampled.

6) All contaminated material generated at this site as part of the bid scope of work must be properly stored and disposed/treated in accordance with State regulations.

7) A final report shall be submitted to include tabulated results for all historical groundwater analytical results collected during the entire site investigation and all historical groundwater and free product elevation/removal data. Groundwater flow direction shall also be calculated and presented on site plans for groundwater sampling events. Site plans depicting the extent of residual soil and groundwater contamination shall also be submitted. The final report shall be submitted to Commerce and WI DNR within 30 calendar days of receiving the laboratory analytical data for that reporting period.

Comm 47.70 Web Reporting is required for this bid project.

Contingency Costs

Bidders must include on page three of their bid response, a per gallon unit disposal cost (commodity cost only) for LNAPL, to be used to adjust the cap in the event that a volume significantly more or less than is estimated is actually removed or disposed.

Groundwater monitoring for one round for all wells in the table above for PVOs + PAHs, LNAPL measurement, elevations, and includes data tabulation and letter report (includes mob/demob and per diem). Groundwater elevations and checking for the presence of free product shall be completed at all site wells, including those not being analytically sampled.

Log boring, if contaminated soil encountered, during blind drilling (unit cost).

Contingency costs requests shall be reviewed by both Commerce and DNR for approval.

SECTION 3 - Reporting Timeframes

Within *60 days* of the Commerce notification of the maximum reimbursement amount, the responsible party (RP) must execute a written contract with one of the firms that submitted a bid. Failure to execute the written contract within this time will result in ineligibility of interest expenses incurred from the date of the reimbursement cap letter until a contract is executed and work commences at the site. Work must commence within *45 days* of signing a contract. There are specific reporting requirements in Comm 47.70 to monitor the progress of activities at each bid site and there may be additional reporting requirements outlined above. The consulting firm that is contracted to complete the scope of work is required to report the progress of this site to Commerce electronically on the web site at each of the following points:

1. Within fourteen days of executing or terminating a contract with the RP.
2. Three months after entering into the contract with the RP.
3. Twelve months after beginning the work in the successful bid, unless the project is completed before that time (point 6 applies).

4. Twelve months after submitting the previous report (point 3), unless the project is completed before that time (point 6 applies).
5. No later than 10 days after encountering a change in circumstances (the list of circumstances is in Comm 47.70 (3)).
6. No later than 30 days after completing the work.
7. As directed by Commerce.

If Commerce determines that the consulting firm is failing to make adequate progress to complete the scope of work, Commerce will notify the RP and may reduce the reimbursement to accurately reflect the work completed.

Claim Submittal

A claim must be submitted to Commerce within 120 days of submitting the report described in *Reporting Timeframe, point #6*. If a claim is not submitted by the deadline described above, interest costs from the date the report (point #6) is submitted to the date the claim is received will not be reimbursed to the claimant. The claim preparation cost must be included in the Total Bid Amount and is considered within the reimbursement cap.

Questions and Answers

Questions, answers and interpretations will be considered an amendment of this solicitation. All questions must be submitted in writing (fax and electronic mail submittals are acceptable) to the Bid Manager identified in Section 1 of this solicitation. All answers and interpretations shall be in writing from the Bid Manager. Neither the PECFA program nor Commerce shall be legally bound by any amendments or interpretations that are not in writing. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid End Date. No further questions will be addressed after the deadline for submitting questions identified in Section 1.

SECTION 4 - Conditions of Bid

The successful bidder will be the entity that complies with all provisions of the bid and provides the lowest total cost, excluding interest, for the site-specific bid requirements described in Section 2. In preparing the bid, the bidder must assume compliance with all applicable codes, including, but not limited to, §Comm 46, §Comm 47, and §NR 700 Wis. Admin. Codes.

The bid Commerce selects to determine the least costly method of remedial action will be the least costly qualified bid. Commerce will rank the bids solely on the basis of cost. Evaluation of bids will continue until the least costly qualified bid is identified. Submittals from an individual or firm during their period of disqualification from bidding, submittals received late and for submittals without a certified commitment (performance assurance and/or signature) will not be considered as bids. Commerce may disqualify a bid for the following reasons:

- Requirements of the bid specifications have not been met.
- The remedial strategy is not appropriate to the geologic setting.
- A Total Bid Amount is insufficient to fund the activities described in the bid specifications.

Commerce reserves the right to reject any and all bids.

Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the agency with jurisdiction (Natural Resources or Commerce).

The bidder Commerce intends to select may be required to provide input to and attend a meeting with the PECFA program and the claimant to explain the bid and remedial approach.

If a bid is disqualified, Commerce will provide written notification to any individual or firm that submitted a disqualified bid. The notification shall specify the reasons for the disqualification, and inform the individual or firm of their right to protest or appeal the decision. If a bid is more costly than the bid Commerce intends to select, the bid will not be reviewed.

The *Notice of Intent* will identify the least costly bid, disqualified bid(s) and bid(s) not reviewed. The *Notice of Intent* will be sent to the RP and will be posted on PECFA's Internet Web site.

SECTION 5 - Instructions to Bidders

Between the bid start and end dates, bidders shall not discuss or attempt to negotiate any aspects of the bid with the RP, other potential bidders or program staff without prior approval of the Bid Manager identified in Section 1. Infractions will result in rejection of the violator's bid and may result in a formal complaint being filed with the Department of Regulation and Licensing.

If access to the site is necessary for the preparation of a bid, access shall be arranged through the Bid Manager. If the Bid Manager is not able to arrange site access, this will not delay the bid process nor negate the comparison and selection from among the bids submitted. All costs associated with a site visit or preparation of a bid will be the bidder's responsibility.

The Bidding Process must conform to the following:

1. The Bid Response shall address all the site-specific bid requirements identified in Section 2.
2. The total bid amount to accomplish the stated goal must include all fees, reporting costs, pre- and post-closure costs and costs for establishing restrictions or institutional controls, when applicable (interest costs are excluded).
3. The submittal must include a copy of the Bid Response document signed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin. The appropriate registration number of the professional license must be included. Registration requirements are listed in Comm 5.
4. Bids *cannot* be faxed or sent electronically (email) to the program. Documents received by fax or email will not be considered.
5. Bids, amendments thereto or withdrawal requests must be received by 4 pm on the bid end date.
6. The consulting firm's name must be included and all pages of the Bid Response.
7. All costs must be printed (ink, typewritten or computer). Errors must be crossed out, corrections entered and initialed by the person signing the bid. Correction fluid

is not allowed. No bid shall be altered or amended after the time specified for the bid end date.

8. Each bidder shall fully acquaint themselves with conditions relating to the scope and restrictions attending to the execution of the work under the conditions of this bid. The failure of a bidder to acquaint themselves with existing documented conditions shall in no way relieve any obligation with respect to this bid.
9. All amendments to and interpretations of this bid shall be in writing from the Bid Manager. Neither Commerce nor the program shall be legally bound by any amendment or interpretation that is not in writing.
10. This bid is intended to promote competition. If the language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in this bid to a single source, it shall be the responsibility of the interested bidders to notify the program in writing so as to be received five days prior to the opening date. The bid may or may not be changed; however a review of such notification will be made prior to award.

SECTION 6 - Bidder Disqualification

Commerce may disqualify from public bidding any individual or firm that has committed any of the following (Comm 47.67 (1) (a)):

1. Failed to complete the scope of work within the reimbursement cost cap established through public bidding.
2. Failed to complete the scope of work in a bid in a timely manner.
3. Failed to follow DNR rules on the bid project.
4. Received one or more notices from Commerce under s. Comm 47.62 (2) that assess the financial management of an investigation as unacceptable.
5. In any prior occurrence that has been publicly bid, failed to do either of the following:
 - a. Pay subcontractors after receiving payment for them.
 - b. Obtain lien waivers on or before the date of the final payment by the RP or the PECFA program, from all subcontractors paid under subd. 5. a.
6. Failed to execute a contract with the RP as required in s. Comm 47.69 (1).
7. Failed to commence work within 45 days after executing a contract, as required in s. Comm 47.69 (3).

Commerce may disqualify any individual or firm from performing further work on a project if the individual or firm has not completed any of the six reporting points required in Comm 47.70 and outlined in Section 2 of this bid document. Commerce will review and address the issue as stated in Comm 47.70 (4).

BID RESPONSE

(1st Page)

Department of Commerce PECFA Program

SITE NAME: Wadman Property

COMMERCE #: 53538-1419-00

BRRTS #: 03-28-000557

Submit Bid Response To: Cathy Voges
Public Bid Response
Department of Commerce PECFA Bureau
201 W Washington Ave, Madison WI 53703-2760 or
PO Box 8044, Madison WI 53708-8044

Consulting Firm Name: _____

Complete Mailing _____

Address: _____

Telephone: () - _____

Fax Number: () - _____

E-mail Address: _____

Bidder (check one that applies):

| | | |
|--------------------------|------------------------|-----------------|
| <input type="checkbox"/> | Professional Engineer | License # _____ |
| <input type="checkbox"/> | Professional Geologist | License # _____ |
| <input type="checkbox"/> | Hydrologist | License # _____ |
| <input type="checkbox"/> | Soil Scientist | License # _____ |



Use this box to certify (by marking with a check or X) a commitment to complete the work described in the bid specifications in its entirety for the Total Bid Amount proposed below. Failure to provide this performance assurance will disqualify this bid response. Providing unsolicited qualifications and/or contingency statements in your bid submittal will disqualify the bid response.

Total Bid Amount: \$ _____

Print Name: _____

Title: _____

I certify that I have the authority to commit my organization or firm to the performance of the bid I have submitted.

Signature: _____

BID RESPONSE

(2nd Page)

Department of Commerce PECFA Program

SITE NAME: Wadman Property

COMMERCE #: 53538-1419-00

BRRTS #: 03-28-000557

Consulting Firm Name: _____

A bid will be considered non-compliant if the bid response does not include a separate tabulation of costs for each activity.

| | | |
|---|--|-----------|
| 1 | Hydraulic push probe technology services and materials per paragraph 1 of the bid scope. | \$ |
| 2 | Installation of monitoring well and piezometer per paragraph 2 of the bid scope. | \$ |
| 3 | Locate and utilize monitoring well MW-8, or abandonment per NR 141, WAC. | \$ |
| 4 | LNAPL Assessment parameters per paragraph 4. | \$ |
| 5 | Groundwater monitoring per paragraph 5 protocols. | \$ |
| 6 | All wastes shall be properly stored and disposed of per paragraph 6 of the bid scope. | \$ |
| 7 | Final Report and Comm 47.70 Web Reporting per paragraph 7 of the bid scope. | \$ |
| 7 | PECFA Claim Preparation | \$ |
| 8 | Total Bid Amount | \$ |

CONTINGENCY COSTS continued on next page.

BID RESPONSE

(2nd Page continued)

Department of Commerce PECFA Program

SITE NAME: Wadman Property

COMMERCE #: 53538-1419-00

BRRTS #: 03-28-000557

Consulting Firm Name: _____

CONTINGENCY COSTS

(Will be Approved and Added to the Bid Cap as Needed)

| | | |
|---|--|--------|
| • | A per gallon unit disposal cost (<u>commodity cost only</u>) for LNAPL, to be used to adjust the cap in the event that a volume significantly more or less than is estimated is actually removed or disposed. | \$/gal |
| • | Groundwater monitoring for one round for all wells in the table for PVOCs + PAHs, LNAPL measurement, elevations, and includes data tabulation and letter report (includes mob/demob and per diem) Groundwater elevations and checking for the presence of free product shall be completed at all site wells, including those not being analytically sampled. | \$ |
| • | Log boring, if contaminated soil encountered, during blind drilling (unit cost/boring). | \$ |